

Local Market Update – April 2020

A Research Tool Provided by the Pacific West Association of REALTORS®



Garden Grove

Orange County

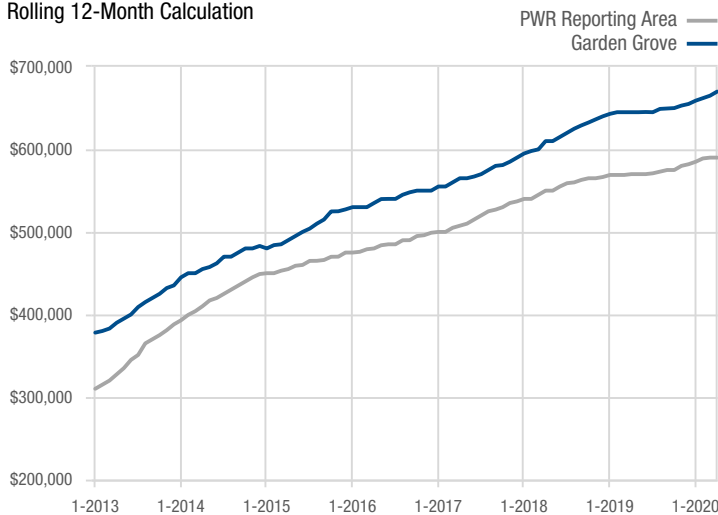
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	94	37	- 60.6%	907	747	- 17.6%
Pending Sales	73	16	- 78.1%	691	589	- 14.8%
Closed Sales	89	46	- 48.3%	684	647	- 5.4%
Days on Market Until Sale	36	17	- 52.8%	28	27	- 3.6%
Median Sales Price*	\$640,000	\$682,500	+ 6.6%	\$645,000	\$670,000	+ 3.9%
Average Sales Price*	\$657,185	\$685,372	+ 4.3%	\$651,481	\$681,688	+ 4.6%
Percent of Original List Price Received*	97.7%	100.6%	+ 3.0%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	112	86	- 23.2%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	28	21	- 25.0%	352	306	- 13.1%
Pending Sales	38	12	- 68.4%	254	245	- 3.5%
Closed Sales	31	14	- 54.8%	241	271	+ 12.4%
Days on Market Until Sale	35	38	+ 8.6%	33	35	+ 6.1%
Median Sales Price*	\$417,000	\$462,500	+ 10.9%	\$416,000	\$423,000	+ 1.7%
Average Sales Price*	\$397,316	\$458,929	+ 15.5%	\$406,854	\$421,402	+ 3.6%
Percent of Original List Price Received*	97.8%	100.0%	+ 2.2%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	40	38	- 5.0%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Each data point represents the median sales price in a given month.

Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

